
Ripon City Council Minutes

TUESDAY, OCTOBER 14, 2025 – 6:00 PM

REGULAR MEETING

CLOSED SESSION AT 5:00 PM

CLOSED SESSION: The closed session meeting was called to order at 5:03 PM.

PUBLIC DISCUSSION ON CLOSED SESSION MATTERS: No one from the public wished to speak at this time.

ROLL CALL: Council Members Leo Zuber, Michael Restuccia, Dean Uecker, Vice Mayor Gary Barton.

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra Jr., City Clerk Lisa Roos, Bill Abbott, Glen Hansen.

IN THE MATTER OF:

- (1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION pursuant to Section 54956.9(d)(1) of the California Government Code.
 - (a) Liberty Self Storage, L.P. v. City of Ripon; Ripon Consolidated Fire District
Case #: STK-CV-UWM-2025-0007527
 - (b) City of Ripon v. David Hegarty
Case #: STK-CV-UED-2025-7194
 - (c) California Sportfishing Protection Alliance v. Eastern San Joaquin Groundwater
Authority Case #: CV-20-001720
- (2) Conference with Labor Negotiators
Labor negotiations pursuant to Section 54957.6 of the California Government Code.
 - (a) Public Works Employees

Mayor Daniel de Graaf joined the closed session at 5:10 PM.

Bill Abbott and Glen Hansen left the closed session at 5:57 PM.

Return to open session.

City Attorney Terpstra said Council met in closed session, staff was given direction and no reportable action was taken.

PLEDGE OF ALLEGIANCE:

The meeting was called to order at 6:04 PM with Mayor de Graaf leading in the Pledge of Allegiance to the Flag.

INVOCATION:

Pastor Mark Van Dyke gave the invocation.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Daniel de Graaf	Mayor	Present	
Gary Barton	Vice Mayor	Present	
Dean Uecker	Council Member	Present	
Michael Restuccia	Council Member	Present	
Leo Zuber	Council Member	Present	

OTHERS PRESENT:

City Administrator Kevin Werner, City Attorney Tom Terpstra Jr., Planning Director Ken Zuidervaat, Recreation Director Kye Stevens, Director of Public Works James Pease, Police Chief Daniel Sauer, City Clerk Lisa Roos, Deputy City Clerk Jane Kilgore, Information Systems Technician Elizabeth Farnam, Kelly Donohue, Mark Van Dyke.

PUBLIC DISCUSSION:

No one from the public wished to speak at this time.

APPROVAL OF MINUTES:

Motion to approve the minutes of the Regular Ripon City Council meeting of September 9, 2025 and the Special City Council Meeting of September 26, 2025.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Restuccia, Council Member
SECONDER:	Gary Barton, Vice Mayor
AYES:	de Graaf, Barton, Uecker, Restuccia, Zuber

1. CITY COUNCIL - REGULAR MEETING - SEP 9, 2025 6:00 PM
2. CITY COUNCIL - SPECIAL MEETING - SEP 26, 2025 10:00 AM

APPROVAL OF AGENDA AS POSTED (OR AMENDED):

Council Member Restuccia requested Item 1.2A be pulled from the Consent Calendar because he is a paid elected director for the Bank of Stockton.

Motion to approve the agenda as amended.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Leo Zuber, Council Member
SECONDER:	Michael Restuccia, Council Member
AYES:	de Graaf, Barton, Uecker, Restuccia, Zuber

1. CONSENT CALENDAR

Motion to approve the Consent Calendar as amended.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Leo Zuber, Council Member
SECONDER:	Gary Barton, Vice Mayor
AYES:	de Graaf, Barton, Uecker, Restuccia, Zuber

1.1. Income

1. STATE OF CALIFORNIA

Sales Tax	\$279,494.02
(September 2024 \$316,615.01)	
FY 2025-26 YTD: \$1,091,142	
FY 2024-25 YTD: \$1,255,337	

Highway Users Tax	\$38,918.05
(August 2024 \$41,923.69)	
FY 2025-26 YTD: \$80,045	
FY 2024-25 YTD: \$86,818	

SB1 Street & Road Tax	<u>\$35,357.50</u>
(September 2024 \$36,107.55)	
FY 2025-26 YTD: \$112,242	
FY 2024-25 YTD: \$107,963	

TOTAL \$353,769.57

2. STATE OF CALIFORNIA

Vehicle License Fee FY 2024-25 Excess Funds	\$24,443.77
FY 2023-24: \$25,208.34	

3. CCATT HOLDINGS

Monthly Acacia Avenue Cell Tower Lease Payment September 2025	\$1,336.34
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4. WASTE MANAGEMENT

Monthly Franchise Fee Payment - August 2025	\$4,478.03
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1.2. Bills, Invoices, Payments

A. *ITEM PULLED FROM CONSENT*

B. BANC OF AMERICA LEASING

Ripon Public Financing Authority 2011 Waste Water Bonds Final Payment	\$193,990.00
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C. BASECAMP ENVIRONMENTAL, INC.		
Environmental Review for Lawson Drayage (Reimbursed by Developer)		
Progress Payment – Invoice #52895		\$2,842.50
D. CALIFORNIA CAD SOLUTIONS, INC.		
Progress Payment FY 2025-2026		
Invoice #701862		\$11,200.00
E. CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY		
Workers' Compensation Program	\$170,646.00	
Liability Program	<u>\$136,509.00</u>	
		TOTAL \$307,155.00
F. PRICE PAIGE & COMPANY		
Audit Services		
Progress Payment – Invoice #36754		\$15,405.00
G. LAW OFFICE OF THOMAS H. TERPSTRA, JR.		
General Matters	\$7,434.50	
Police Department	<u>\$2,301.00</u>	
		TOTAL \$9,735.50
H. RIPON UNIFIED SCHOOL DISTRICT		
Pool Operations Shared Cost		
Invoice #ARR25-00144		\$60,251.03
I. GROVER LANDSCAPE SERVICES, INC.		
Landscape Repair Project		
Progress Payment – Invoice #6		\$34,499.72
J. MCR ENGINEERING		
Inspection Services for the Meadowood Subdivision Project		
Progress Payment – Invoice #21480		\$7,500.00
K. WGR SOUTHWEST, INC.		
City Storm Water Permit Assistance		
Progress Payment – Invoice #32309		\$425.00
L. SIEGFRIED ENGINEERING, INC.		
Civil Design for the N. Ripon Rd./River Rd. Intersection Project		
Progress Payment – Invoice #50607		\$11,373.25
M. LSC TRANSPORTATION CONSULTANTS, INC.		
Short Range Transit Plan		
Progress Payment – Invoice #72187		\$3,885.00
N. WOODARD & CURRAN		
Waste Water Treatment Plant Planning Report Update		
Progress Payment – Invoice #254140		\$33,358.75

O. STANTEC CONSULTING SERVICES, INC.

Wastewater Discharge Permit Groundwater Monitoring
2025 1st Quarter Report - Invoice #2457460

\$2,603.00

P. CORONA ENVIRONMENTAL CONSULTING, LLC

General Consulting Services
Progress Payment – Invoice #U-9285

\$1,057.50

Q. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

Blossom Express Driver
September 2025 Invoice #AR038111

\$2,503.21

1.3. Resolutions

A. RESOLUTION NO. 25-30

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
ADOPTING AMENDMENT NO. 1
TO THE MEMORANDUM OF
UNDERSTANDING FOR FISCAL
YEARS 2024 - 2027 FOR ALL
EMPLOYEES OF THE CITY OF
RIPON POLICE SERGEANTS'
ASSOCIATION

This resolution adopts Amendment No. 1
to the Memorandum of Understanding for
all employees of the City of Ripon
Sergeants' Association for Fiscal Years
2024 – 2027 that increases the baseline
premium for Blue Shield participants
from \$2,050 to \$2,285 per month and for
Kaiser participants from \$2,050 to \$2,205
per month.

B. RESOLUTION NO. 25-31

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
ADOPTING AMENDMENT NO. 1
TO THE MEMORANDUM OF
UNDERSTANDING FOR FISCAL
YEARS 2024 - 2027 FOR ALL
EMPLOYEES OF THE CITY OF
RIPON POLICE OFFICERS'
ASSOCIATION

This resolution adopts Amendment No. 1
to the Memorandum of Understanding for
all employees of the City of Ripon Police
Officers' Association for Fiscal Years
2024 – 2027 that increases the baseline
premium for Blue Shield participants
from \$2,050 to \$2,285 per month and for
Kaiser participants from \$2,050 to \$2,205
per month.

C. RESOLUTION NO. 25-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ADOPTING AMENDMENT NO. 1 TO THE MEMORANDUM OF UNDERSTANDING FOR FISCAL YEARS 2024 - 2027 FOR ALL EMPLOYEES OF THE CITY OF RIPON WORKING IN THE CLASSIFICATIONS OF PUBLIC WORKS MAINTENANCE, PUBLIC WORKS FOREMAN AND PUBLIC WORKS SUPERVISING FOREMAN

This resolution adopts Amendment No. 1 to the Memorandum of Understanding for all employees of the City working in the classification of Public Works Maintenance, Public Works Foreman and Public Works Supervising Foreman for Fiscal Years 2024 – 2027 that increases the baseline premium for Blue Shield participants from \$2,050 to \$2,285 per month and for Kaiser participants from \$2,050 to \$2,205 per month.

D. RESOLUTION NO. 25-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ADOPTING THE HEALTH AND WELFARE PLANS PROVIDED TO ALL EMPLOYEES AND COUNCIL MEMBERS FOR CALENDAR YEAR 2026, INCLUDING ESTABLISHING THE MAXIMUM PREMIUM AND REIMBURSEMENT PAID BY THE CITY FOR NON-REPRESENTED EMPLOYEES AND CITY COUNCIL MEMBERS

This resolution adopts the health and welfare plans provided to all employees and Council Members for calendar year 2026, including increasing the baseline premium for Blue Shield participants from \$2,050 to \$2,285 per month and for Kaiser participants from \$2,050 to \$2,205.

1.4. Miscellaneous Items

A. RIPONA RESURFACE PROJECT

Knife River Construction
Change Order No. 1

Approve Change Order No. 1 to revise the project scope from a 3-layer resurfacing to a 3-inch grind and asphalt overlay and to include striping of a bike lane along Milgeo Avenue and potholing for utilities on Cobblestone Court, in the not to exceed amount of \$137,392.50 (funding source: Streets and Road Fund).

B. LANDSCAPE REPAIR PROJECT

Grover Landscape Services, Inc.
Change Order No. 3

Approve Change Order No. 3 in the not to exceed amount of \$17,183 for irrigation repairs, planting and tree pruning at Zumstein Park (funding source: Department Capital Fund).

C. PLAN CHECK FEE AGREEMENT

Pereira Subdivision

Approve and authorize the Mayor to sign the Plan Check Fee Agreement between JKB Living, Inc. and the City of Ripon that will allow the City's Engineering Department to begin reviewing the Pereira Residential Development Project's civil improvement plans.

D. WIRELESS NETWORK EXPANSION

Tower Telecommunications
Equipment Purchase

Approve and authorize the purchase of wireless network equipment to be installed on the Ripon Communications Tower and Mistlin Water Tower in the not to exceed amount of \$25,020.77 (funding source: Wireless Network Expansion Fund).

E. WIRELESS NETWORK EXPANSION

E-tech Communications
Installation Contractor

Approve and authorize the Mayor to sign the Services Agreement with E-tech Communications to complete the labor and installation of the wireless network equipment on the Ripon Communications Tower and Mistlin Water Tower in the not to exceed amount of \$8,459.55 (funding source: Wireless Network Expansion Fund).

F. WIRELESS NETWORK EXPANSION

Grossi Electric, Inc.
Electrical Contractor

Approve and authorize the Mayor to sign the Services Agreement with Grossi Electric, Inc. to install the telecom cabinet electrical distribution and underground conduit at the Ripon Communications Tower, and to install the receptacle and data cabinet at the Mistlin Water Tower in the not to exceed amount of \$11,340.98 (funding source: Wireless Network Expansion Fund).

G. BADGE DONATION

Restuccia Enterprises

Accept the donation from Restuccia Enterprises to fund half the purchase of newly redesigned police badges (donation: \$1,981.74).

H. RETIREMENT AND REQUEST FOR ADOPTION

Police K-9, Argos

Accept the recommendation to retire Argos, Police Drug Detection/Apprehension/Tracking K-9, on October 15, 2025 and allow for the adoption of Argos by his handler, Officer Kyle Prather. Approve and authorize the Mayor to sign the Adoption Agreement with Officer Kyle Prather.

I. RIGHT OF ENTRY AGREEMENT

101 W. Main Street
Ripon Mini Mart

Accept the Right of Entry Agreement with Fred and Pamela Davidson in order to install a City camera connected to the wireless camera network on private property to be controlled and accessed by the Ripon Police Department.

J. RIGHT OF ENTRY AGREEMENT

106 Second Street
Petersen Smog & Automotive

Accept the Right of Entry Agreement with Susan McClanahan in order to install a City camera that is connected to the wireless camera network on private property to be controlled and accessed by the Ripon Police Department.

ITEMS PULLED FROM CONSENT

1.2A : BANK OF STOCKTON

Semi-Annual Retirement Account Administration
Fees for non-PERS employees

\$68,181.35

Council Member Restuccia wished to recuse himself from the vote because he is a paid elected director for the Bank of Stockton.

Restuccia left the room.

Motion to approve Item 1.2A Bank of Stockton Invoice.

RESULT:	ADOPTED AS AMENDED [4 TO 0]
MOVER:	Leo Zuber, Council Member
SECONDER:	Dean Uecker, Council Member
AYES:	de Graaf, Barton, Uecker, Zuber
ABSTAIN:	Restuccia

Restuccia returned to the meeting.

****END OF CONSENT CALENDAR****

2. **PUBLIC HEARINGS**

Council will take action on the following items at the conclusion of each Public Hearing.

A. SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN 2026 FEE UPDATE

RESOLUTION NO. 25-34

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
AMENDING THE SAN JOAQUIN
COUNTY MULTI-SPECIES HABITAT
CONSERVATION AND OPEN SPACE
PLAN (SJMSCP) DEVELOPMENT FEE

This is a public hearing to consider the Development Fee amendment (increase) for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for all new development pursuant to the SJMSCP within the City of Ripon.

Recommended Action: Adopt the resolution amending the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan 2026 Development Fee.

Planning Director Zuidervaart said this is the annual public hearing to consider the Development Fee amendment decrease for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for all new development pursuant to the SJMSCP within the City of Ripon.

Zuidervaart said the San Joaquin Council of Government (SJCOG) approved the amendment to the 2026 SJMSCP Fee. He said the fees proposed for 2026 have increased 8.4% from the 2025 fees.

PUBLIC HEARING OPENED

No one from the public wished to speak at this time.

PUBLIC HEARING CLOSED

Vice Mayor Barton said that this is a tax on developers and landowners.

Motion to adopt Resolution 25-34 amending the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan 2026 Development Fee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Restuccia, Council Member
SECONDER:	Leo Zuber, Council Member
AYES:	de Graaf, Barton, Uecker, Restuccia, Zuber

3. **DISCUSSION ITEMS**

A. SUBDIVISION IMPROVEMENT AGREEMENT AMENDMENT NO. 2

Discussion/Action

Approve and authorize the Mayor to sign Amendment No. 2 of the Subdivision Improvement Agreement between the City of Ripon and Lennar Homes of California LLC to (1) provide the reimbursement of cost in the not to exceed amount of \$756,092 for the full width extension of Fulton Avenue beyond the Meadowood conditions of approval and (2) process the final map to allow Lennar Homes of California LLC to construct 17 homes.

City Administrator Werner said the Meadowood subdivision was approved for 88 single-family homes on the west side of Fulton Avenue. He said there are two proposed changes to the Subdivision Improvement Agreement.

Werner said the first proposed change is in regards to Fulton Avenue. He explained that Fulton Avenue currently has four lanes between Arc Way and Boesch Drive, but then narrows to two lanes up to the Colony Road roundabout. He said as part of Meadowood's approval, the developer, Lennar Homes, is required to widen Fulton Avenue to four lanes from Boesch Drive to the northern edge of the project.

Werner said the City asked Lennar to consider extending the four lanes all the way to Colony Road to improve safety and traffic flow, especially near the Shasta Avenue intersection. He said the design would add two southbound lanes and a left-turn lane at Shasta Avenue. The additional work would cost about \$756,000 and would cover only street and road improvements, not landscaping.

Werner said staff is proposing that when the development north of Meadowood, known as the Meadowbrook project, is built, that project would reimburse the City for these costs. He said while the timeline is uncertain, the reimbursement would occur when Meadowbrook moves forward. He said the funds for the initial work would come from the City's AB1600 transportation fee account, which currently has about \$3.4 million.

Werner said the only other transportation project identified as a City Council priority through the capital improvement plan is the North Ripon Road/River Road signal project. He said based on current estimates and available outside funding sources, there would be sufficient funds to complete both projects.

Werner said the second amendment to the subdivision improvement agreement would also allow Lennar Homes to record the final map and begin construction on 17 homes. He said the original agreement required that all on- and off-site improvements be completed before any home construction could begin. Werner said due to delays related to design work and the Fulton Avenue extension, staff is recommending that Lennar be allowed to proceed with 17 homes now. He said Lennar has agreed not to enter into any home sales

agreements until all civil improvements are accepted by the City Council.

Council Member Restuccia asked how the reimbursement process works. Werner said depending on the project's length, reimbursement may occur through periodic invoices or as a single payment for shorter projects.

Council Member Zuber said he was glad to see the road improvement moving forward. When the project was first discussed, he went out to look at the area and noted that under the previous plan, traffic would have been weaving back and forth for about a block and a half. Zuber said the new design makes much more sense for the community, as it provides a completed roadway now rather than waiting years for future development.

Vice Mayor Barton said that the transition from Colony Road to Fulton Avenue has long been a tight turn where drivers often miss the curb, so the improvement will enhance safety.

Werner said Lennar Homes has been a great partner in this project.

Motion to approve and authorize the Mayor to sign Amendment No. 2 of the Subdivision Improvement Agreement between the City of Ripon and Lennar Homes of California LLC to (1) provide the reimbursement of cost in the not to exceed amount of \$756,092 for the full width extension of Fulton Avenue beyond the Meadowood conditions of approval and (2) process the final map to allow Lennar Homes of California LLC to construct 17 homes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Restuccia, Council Member
SECONDER:	Gary Barton, Vice Mayor
AYES:	de Graaf, Barton, Uecker, Restuccia, Zuber

B. RESCHEDULE NOVEMBER CITY COUNCIL MEETING

Discussion/Action

The November City Council meeting is currently scheduled on November 11, 2025, which is Veterans Day. City Council to discuss rescheduling this meeting.

City Clerk Roos said the next regularly scheduled City Council meeting needs to be rescheduled because the meeting falls on Veterans Day. Roos suggested a few alternative dates, including November 10, 2025. Council discussed the dates and agreed on November 10, 2025.

Motion to move the November 11, 2025 meeting to November 10, 2025 due to Veterans Day.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leo Zuber, Council Member
SECONDER:	Michael Restuccia, Council Member
AYES:	de Graaf, Barton, Uecker, Restuccia, Zuber

REPORTS

Department Heads:

Planning Director Zuidervaat said there is Planning Commission meeting on Monday, October 20, 2025.

Public Works Director Pease said September water usage was down 14% from 2013 numbers and up 6% from last year's number.

Pease said the Annual Brush Pick-Up Program starts October 15 and will run through January 7.

City Council:

Vice Mayor Barton said he appreciates the invocations. He said he especially appreciated tonight's invocation regarding being thankful for the rain.

Mayor de Graaf said that a month ago, following the last Council meeting, the community woke to the news of Charlie Kirk's assassination. He said it remains difficult to talk about because Kirk stood for the principle of free speech and was known for engaging respectfully with those who disagreed with him.

de Graaf said it was meaningful to see the President honor Kirk posthumously with the nation's highest civilian award, presented to his wife on what would have been Kirk's birthday. He reflected on the impact Kirk had through his work and faith, saying it inspired him personally to be a better person, father, and leader.

de Graaf thanked everyone for attending the meeting.

There being no further business, the meeting was adjourned at 6:23 PM.

(Signed) Daniel de Graaf
Mayor

ATTEST:

(Signed) Lisa Roos
City Clerk